

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, January 10, 2007

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of December 2006 meeting minutes.

Public Meeting

Minor Subdivision

Greenwood Gardens Section II

Applicant: Bridgeview Construction

Location: 199 Spooner Avenue and Pamela Circle

Assessor's Plat: 269

Lot: 94

Zoning District: Residential A-10

Land Area: 28,205 square feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 8

The applicant is requesting preliminary approval to subdivide one lot with an existing dwelling to create two lots, one lot with an existing dwelling and one new lot for development in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual**

lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the final plan shall include all existing and proposed utilities within the City right-of-way along Spooner Avenue and Pamela Circle and servicing both the existing and proposed dwellings.

2) Final approval from the Warwick Sewer Authority.

Public Informational Meeting

Major Land Development Project

Residences at Ives Bluff

Applicant: Ives Bluff LLC.

Location: Old Forge Road

Assessor's Plat: 209

Lot(s): 1 & 6

Zoning District: Planned District Residential (PDR) A-10/A-40

Land Area: 15.5 Acres

Number of lots: 2

Engineer: S.F.M. Engineering Associates

Ward: 9

The applicant is requesting master plan approval of a Major Land Development Project to subdivide two lots to create two new lots; one lot for the development of eight new single-family residential structures and one lot to be purchased by the City of Warwick as Open Space in accordance with City Council Zone Change PCO-7-06.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations,

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant master plan approval with the following stipulations:

1) That the hydrologic report shall be revised and updated to reflect the current development proposal.

2) That a water connection plan including a meter pit detail, tapping sleeve and valve details, separate curb stops and dual back flow devices for each building shall be approved by the Warwick Water Division prior to Preliminary approval.

3) That the proposed in-ground swimming pool and associated ten car parking area shall be eliminated from the development in that they

were not contained in the original development proposal and are not in keeping with the character of the surrounding area.

4) That engineering details of all proposed retaining walls and cut and fill conditions shall be provided as part of the Preliminary Plan submission.

5) That a landscape plan prepared by a Rhode Island Licensed Landscape Architect which shall include provisions for tree preservation, a tree drip line protection detail, street trees and parking lot landscaping shall be approved by the City's Landscape Project Coordinator prior to preliminary approval.

6) That all State of Rhode Island permits including Coastal Resources Management Council (CRMC), Department of Environmental Management ISDS, Water Quality Certification and UIC (if necessary) shall be renewed and updated prior to preliminary approval.

7) That the Planning Department strongly recommends that proposed buildings 6, 7 & 8 which are located within the AE-15 Flood Zone be relocated to higher elevations in order to eliminate the need for fill within the coastal zone.

Public Meeting

Minor Subdivision

39 Jerome Avenue

Applicant: Gerard and Yvette Guillmette

Location: 39 Jerome Avenue

Assessor's Plat: 377

Lot: 291

Zoning District: Residential A-10

Land Area: 30,072 square feet

Number of lots: 2

Engineer: Flynn Surveys Inc.

Ward: 5

The applicant is requesting preliminary approval to subdivide one lot with an existing dwelling to create two lots in accordance with Zoning Ordinance Section 405.3 (C), one lot with an existing dwelling and one new lot for development in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Generally consistent with the Comprehensive Community Plan.

- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall include all notes and details as required in Development Review Regulations "Appendix B," all existing and proposed utilities within the City right-of-ways servicing both the existing and proposed dwellings, existing buildings on adjacent lots, right-of-way and existing pavement widths, and existing wetlands within 200 feet of the site or a notation stating that no wetlands exist.**

2) Grading shall be in such a manner that there shall be no additional runoff onto abutting streets and properties.

3) That the lowest floor elevations shall be at least three feet (3') above the maximum high ground water elevation.

4) That soil erosion and control measures shall be required along the downhill edge of the limit of disturbance.

5) That the final plan shall include a notation that the developer shall contact the City's Landscape Coordinator regarding tree preservation and protection prior to construction in particular the existing cedar trees located within the Jerome Avenue right-of-way and any existing trees located along the proposed new property line.

6) Final approval from the Warwick Sewer Authority.

Public Meeting

Minor Subdivision

26 Highland Avenue

Applicant: Richard Wixted

Location: 26 Highland Avenue

Assessor's Plat: 235

Lot: 129, 130 & 131

Zoning District: Residential A-15

Land Area: 1.01 acres

Number of lots: 2

Engineer: David D. Gardner & Associates Inc.

Ward: 9

The applicant is requesting preliminary approval to subdivide three lots with an existing dwelling to create two lots in accordance with Zoning Ordinance Section 405.3 (C), one lot with an existing dwelling and one new lot for development in a Residential A-15 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts**

from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the disturbance of the existing stone wall along the southerly property line shall be approved by the Warwick Historic District Commission prior to final approval.

2) That the proposed sewer easement on abutting Assessor's Lot 49 providing sewer service to the subject property shall be approved by the Warwick Sewer Authority and recorded in the land evidence records prior to final approval.

Public Informational Meeting

Major Land Development Project

472 Warwick Avenue

Applicant: Mike DiDomenico & Denis DiMassion

Location: 472 Warwick Avenue & Vickery Avenue

Assessor's Plat: 290

Lot(s): 159

Zoning District: General Business and Residential A-7

Land Area: 31,248 square feet

Number of lots: 3

Engineer: Joe Casali Engineering, Inc.

Ward: 1

The applicant is requesting master plan approval of a major subdivision to subdivide one lot to create three new lots, two conforming lots with a single-family dwelling on each lot and one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations; and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring Zoning Board of Review approval to create one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendations

Planning Department recommendation is to grant master plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval**

to establish one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.

2) That any use other than a single-family dwelling for proposed “Lot A” shall require Zoning Board of Review approval.

3) That the applicant shall plant one new street tree 2 ½ inches in caliper to be approved by the City’s Landscape Project Coordinator along the front of new lot “B” and lot “C” within the City right-of-way.

4) That all existing and proposed buildings shall be connected to the Warwick Sewer System.

Public Hearing

Major Land Development Project

Crowne Plaza Hotel Addition

Applicant: Warwick Hotel Associates

Location: 801 Greenwich Avenue

Assessor’s Plat: 265

Lot(s): 18 & 21

Zoning District: GB (General Business)

Land Area: 17.8 acres

Number of lots: 2

Engineer: Garofalo & Associates, Inc.

Ward: 8

The applicant is requesting preliminary approval of a Major Land Development Project to subdivide a lot in order expand an existing hotel resulting in a building with less than the required side set back in a General Business Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations and

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval (Petition #9261) for less than required side setback.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**
- 4. That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable.

5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That the final landscape plan shall be approved by the Warwick Landscape Project Coordinator.

2. That any sub-metering shall be the responsibility of the property owner and that the Water Division will continue to read the master meter for the entire complex only.

3. That an RPZ backflow device shall be installed on the line before the first tap for domestic service use and that a double check detector backflow device must be installed on any fire service proposed for the building.

4. That the project engineer shall submit an as-built plan and certificate of conformance for the construction of the drainage

system.

Public Meeting

Request for an Extension

Centerville Commons

Applicant: Old Forge Properties LLC.

Location: 171, 181 & 203 Centerville Road and Calef Street

Assessor's Plat: 246

Lot(s): 247, 250, 251 & 257

Zoning District: Office to Planned District Residential A-7

Land Area: 4.28 acres

Number of lots: 4

Engineer: Ocean State Planners, Inc.

Ward: 8

The applicant is requesting extension of the master plan approval for “Centerville Commons” to merge four lots and to allow for the development of 38-unit residential condominium complex recorded on December 15, 2005.

The applicant is in the process of obtaining State of Rhode Island approvals including RIDOT and RIDEM permits.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.**
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on December 15, 2007.

Street Abandonment

Portion of Laura Street

Petitioner: Herff-Jones Inc.

Location: Assessors Plat: 290 See attached map.

Ward: 2

Reason for Abandonment: That portion of Laura Street has ceased to be useful to the public as a highway or drift way. The petitioner currently owns property on three sides of the roadway and desires to consolidate the property.

Recommendation: The Water Division and the City Engineering Office have informed the Planning Department that there is currently a six inch (6") waterline and public utilities located within the City's right-of-way of Laura Street. These utilities must be fully accessible in order to allow maintenance and repair of the infrastructure. Therefore, the Planning Department recommends that the Planning Board forward to the Warwick City Council a recommendation to deny the requested street abandonment.